

167th & Waverly Development Plan

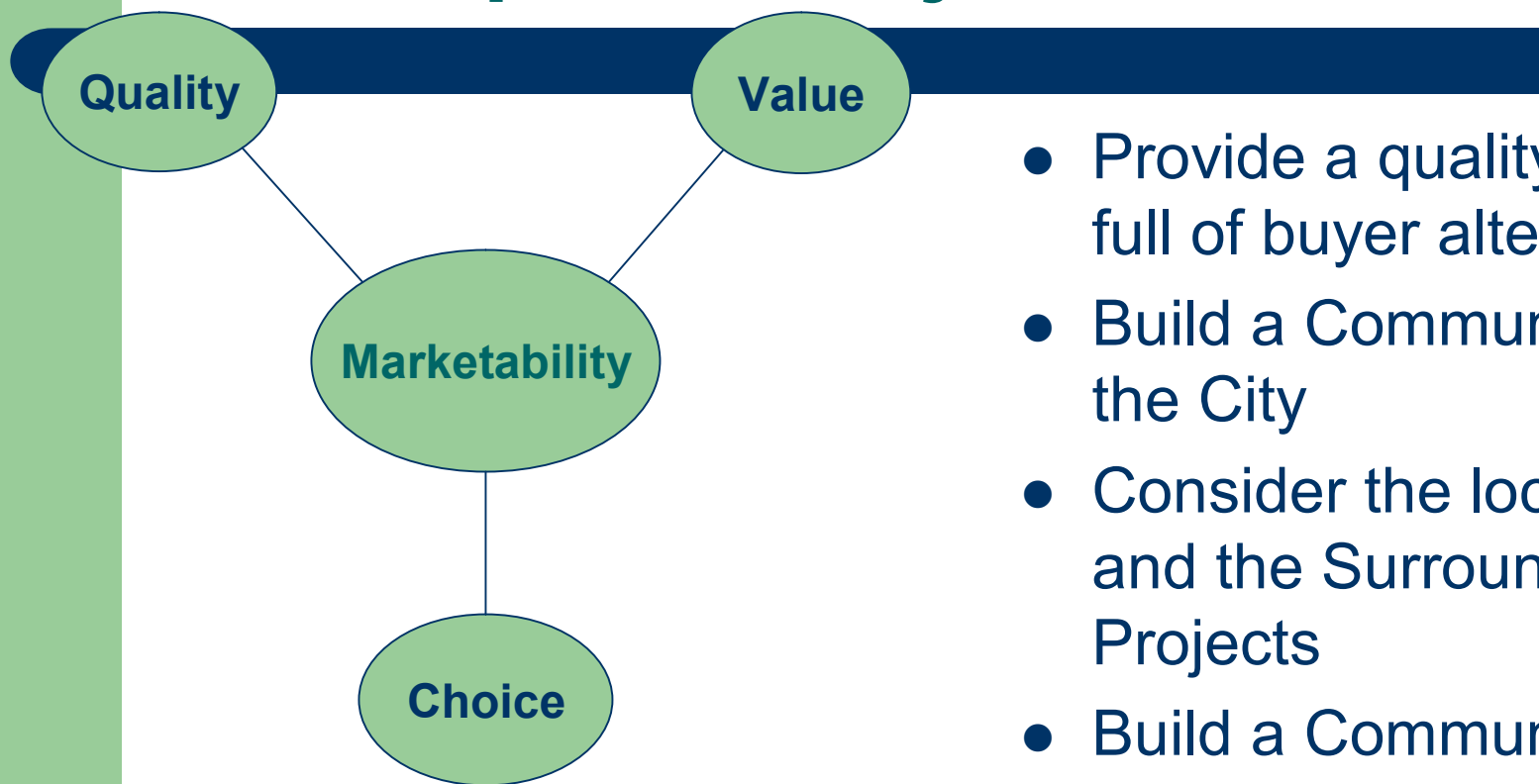
Joel Riggs, P.E.



Objective

- Provide a Plan that visualizes the City in the Future
- Provide a Plan that is marketable
- Provide a Plan the City is Comfortable Approving
- Look at alternative Options for housing
- Look at Other Locations and Communities

Development Objectives

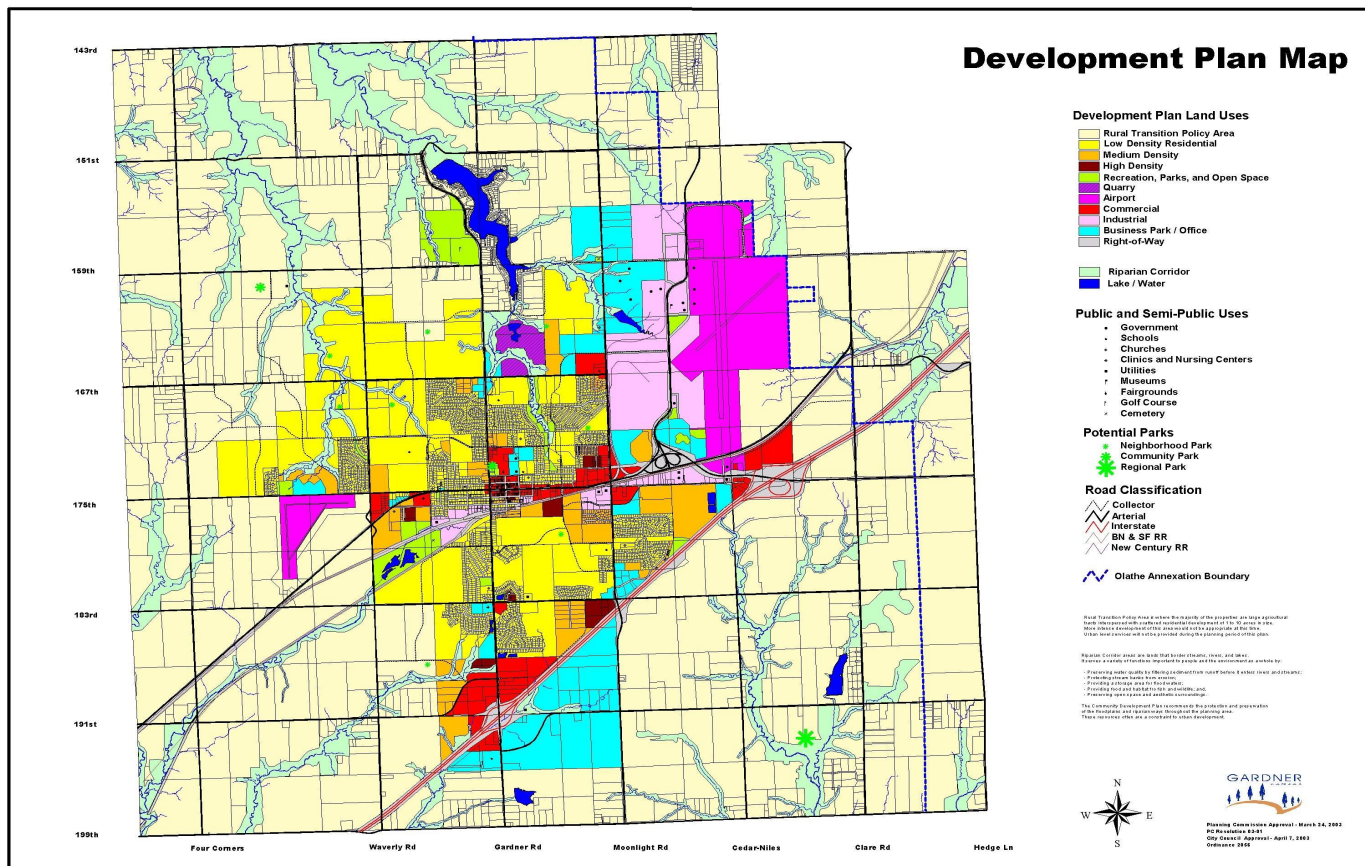


- Provide a quality project full of buyer alternatives
- Build a Community with the City
- Consider the location and the Surrounding Projects
- Build a Community that the Market will Accept

Location Analysis

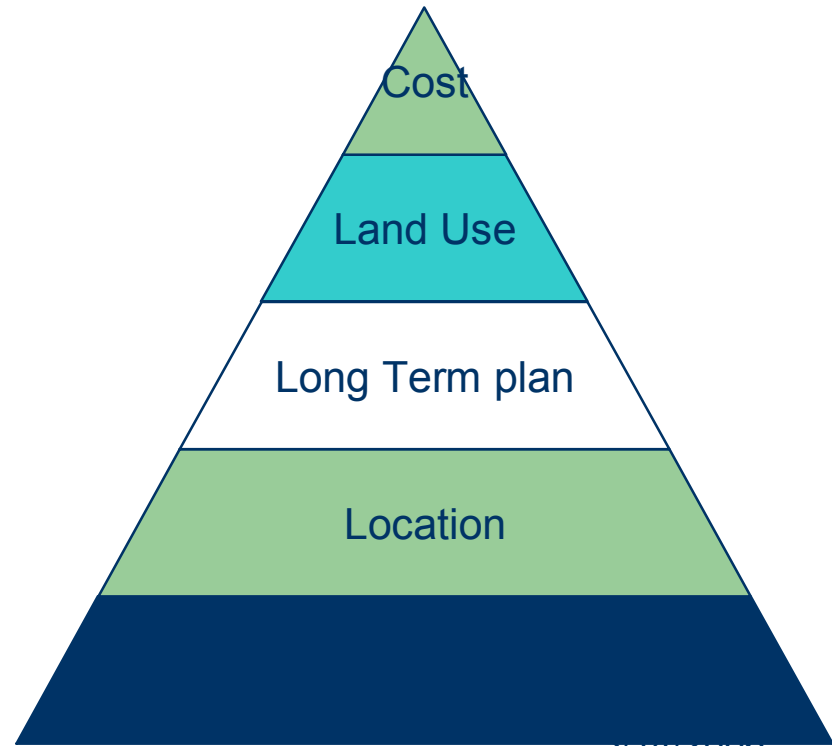
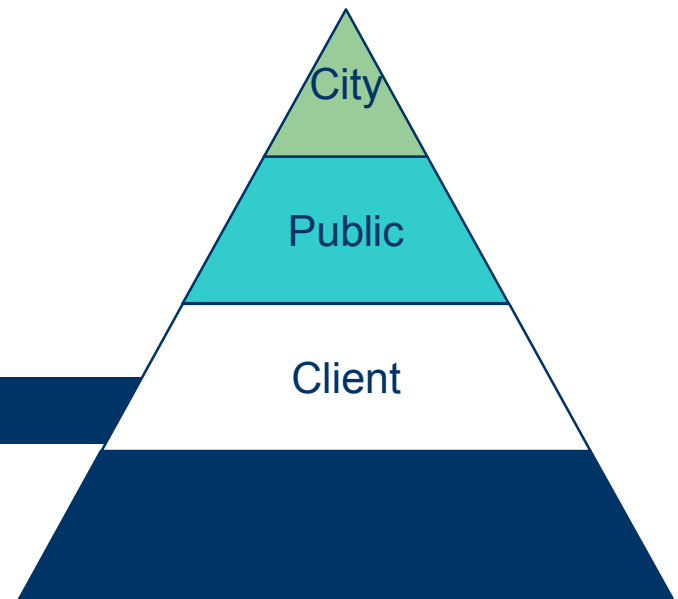
- Consider Current master plan
- Consider Parks master plan
- Consider Street Network
- Review Existing Facilities (Utilities)

Current Development Plan



Meeting the Needs

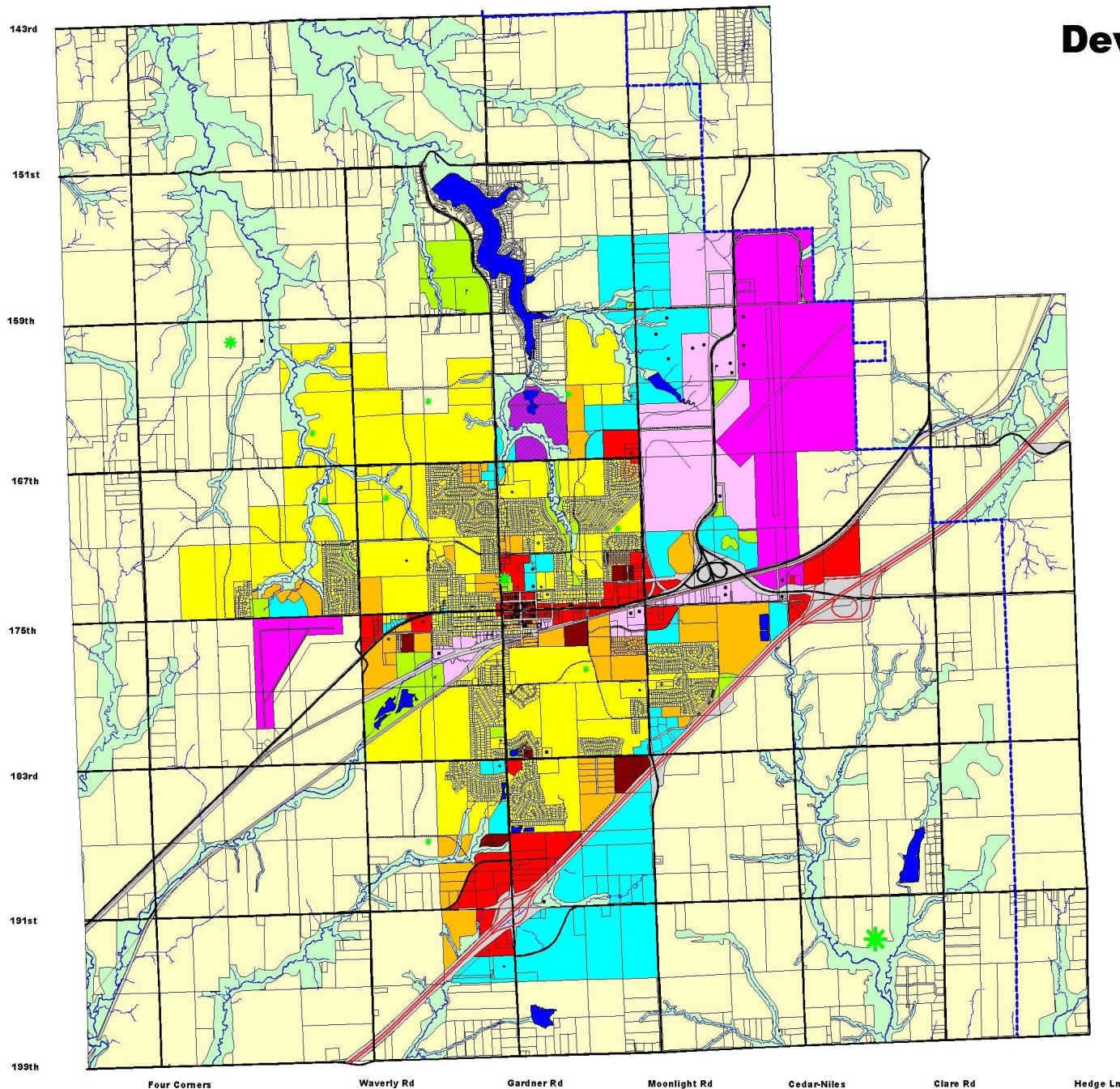
- Commercial, Multi-Family, and Single Family
- Use of New Ideas
- Ability to create a new product, but provide a familiar style



Master Plan

- Current Sewers to 159th & Four Corners
- Entire area is planned for residential except for 20ac.
- Residents look to have services “Close to Home”
- Currently over 700 homes planed to the West.
- Plan Completed in 2003 with Growth at 20%

Development Plan



Development Plan Land Use

- Rural Transition Policy Area
- Low Density Residential
- Medium Density
- High Density
- Recreation, Parks, and Open Space
- Quarry
- Airport
- Commercial
- Industrial
- Business Park / Office
- Right-of-Way

- Riparian Corridor
- Lake / Water

Public and Semi-Public Use

- Government
- Schools
- Churches
- Clinics and Nursing Centers
- Utilities
- Museums
- Fairgrounds
- Golf Course
- Cemetery

Potential Parks

- Neighborhood Park
- Community Park
- Regional Park

Road Classification

- Collector
- Arterial
- Interstate
- BN & SF RR
- New Century RR

Olathe Annexation Boundary

Rural Transition Policy Area is where the majority of the properties have been developed with scattered residential development of 1 to 4 units. More intense development of this area would not be appropriate as Urban level services will not be provided during the planning period.

Riparian Corridor areas are lands that border streams, rivers, and lakes. These areas are important to people and the environment.

- Preserving water quality by filtering sediment from runoff before it enters the stream.
- Protecting stream banks from erosion.
- Providing a storage area for flood waters.
- Providing food and habitat for fish and wildlife, and.
- Preserving open space and aesthetic surroundings.

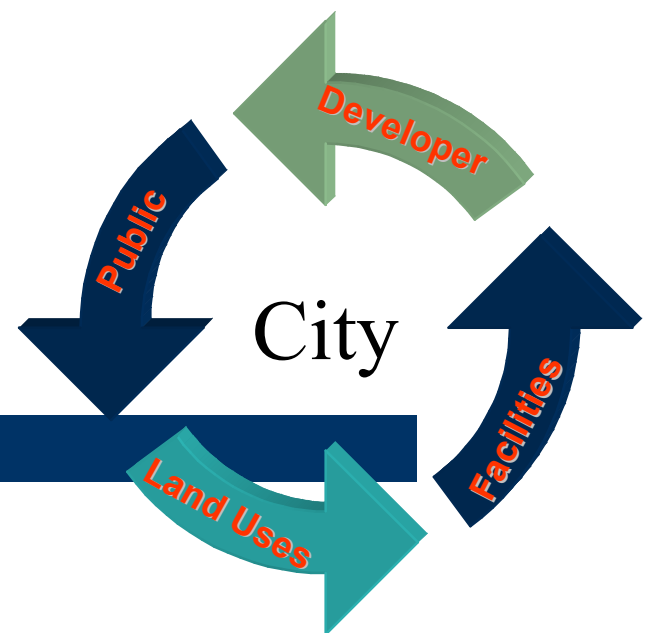
The Community Development Plan recommends the protection and enhancement of the floodplain and riparian areas throughout the planning area. These resources often are a constraint to urban development.



Park Master Plans

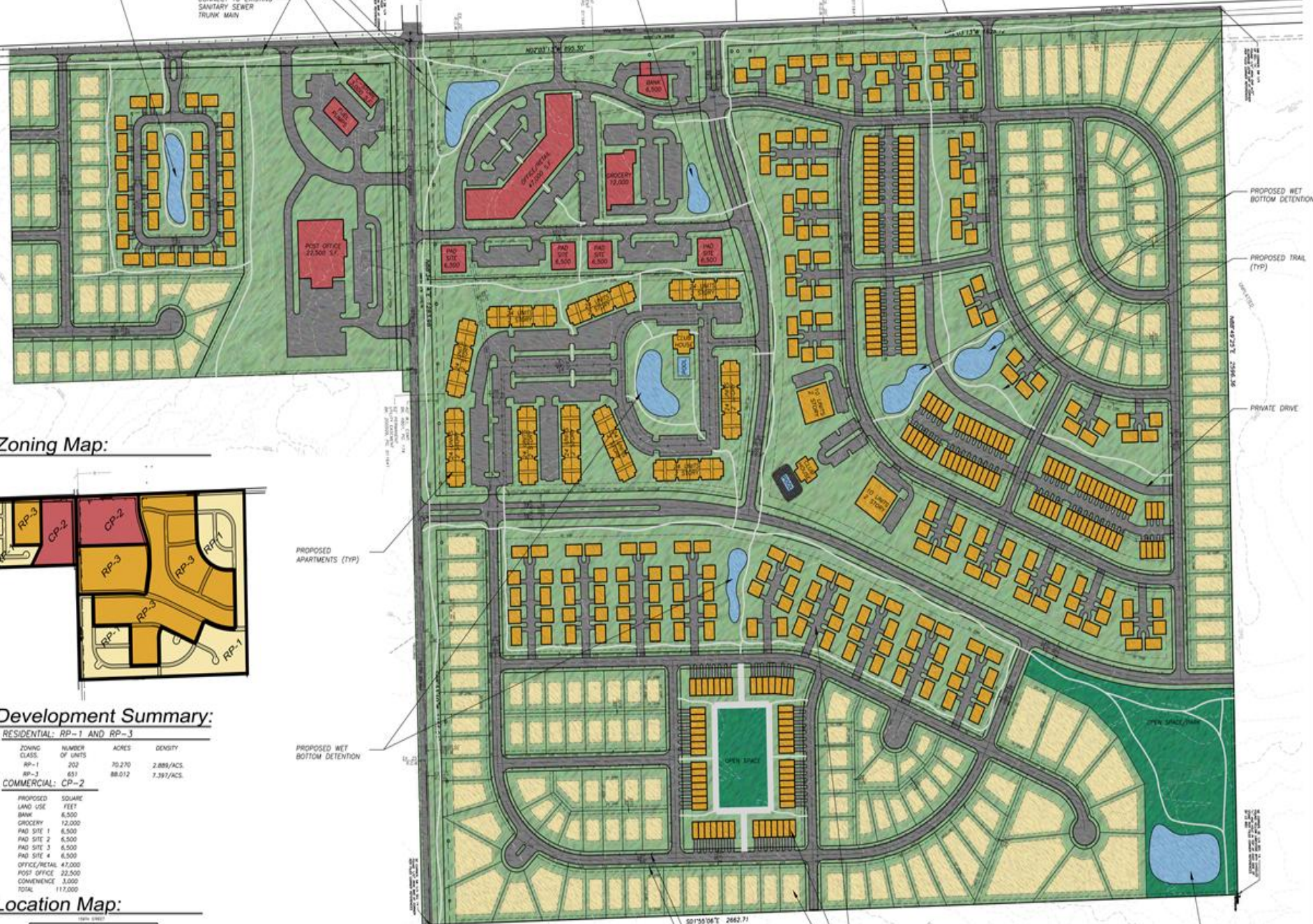
- Travel to new Parks will increase
- People want “Neighborhood & Community” Parks
- With all Growth going west only Street network in place in Waverly & 167th Streets.

Development Plan



- Mixed Use Residential & Neighborhood Commercial
- Density for Single Family LESS than typical
- Walking Trails Throughout Development
- Maximizes Open Space

PROPOSED 8" SANITARY SEWER
CONNECT TO EXISTING
SANITARY SEWER
TRUNK MAIN



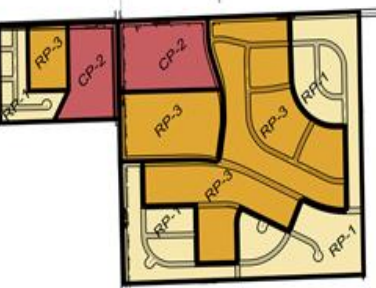
PROPOSED WET
BOTTOM DETENTION

PROPOSED TRAIL
(TYP)

PRIVATE DRIVE

PROPOSED WET
BOTTOM DETENTION

Zoning Map:



Development Summary:

RESIDENTIAL: RP-1 AND RP-3

ZONING CLASS	NUMBER OF UNITS	ACRES	DENSITY
RP-1	202	70.270	2.888/ACS.
RP-3	651	88.012	7.397/ACS.

COMMERCIAL: CP-2

PROPOSED LAND USE	SQUARE FEET
BANK	6,500
GROCERY	12,000
PAD SITE 1	6,500
PAD SITE 2	6,500
PAD SITE 3	6,500
PAD SITE 4	6,500
OFFICE/METAL	47,000
POST OFFICE	22,500
CONVENIENCE	3,000
TOTAL	117,000

Location Map:



Commercial

Apartment

Manor House

Cluster House

Row House

Residential

Zoning Map:



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Location Map:



Neighborhood Commercial

- Range from 5 to 17 acres
- Non-Anchor Tenants
- Focus on needs of immediate Residents
- Most often located on arterial streets

Commercial

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Location Map:

PROPOSED APARTMENTS (TYP)

PROPOSED WET BOTTOM DETENTION

PROPOSED CLUSTER HOUSE (TYP)

PROPOSED WET BOTTOM DETENTION



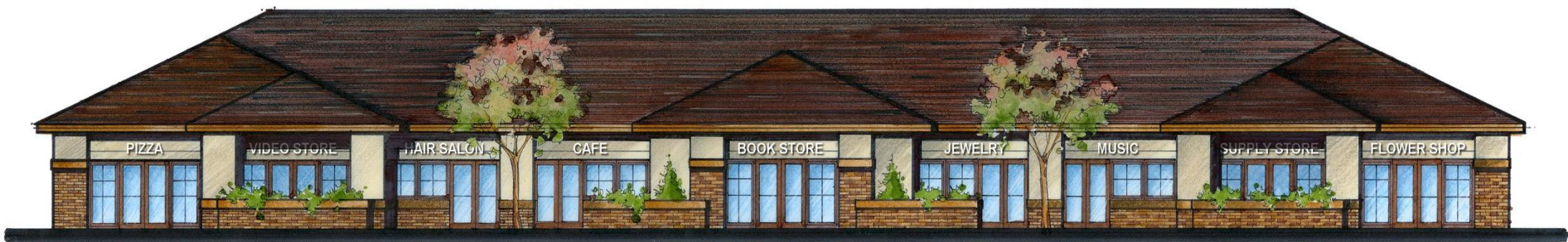
Commercial Architecture



Neighborhood Commercial

Alternatives A & B







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ROSEMANN & ASSOCIATES, P.C.

ARCHITECTURE ▲ INTERIOR DESIGN ▲ PLANNING CONSULTANTS

COMMERCIAL BUILDING 02/01/2006





Single Family

- Provide Housing type Choices
- Look at alternative design options
- Marketability of Homes is a major concern
- Make wise land use considerations
- Look and feel is Key
- Landscape

Residential

Residential

Residential

Zoning Map:



Development Summary:

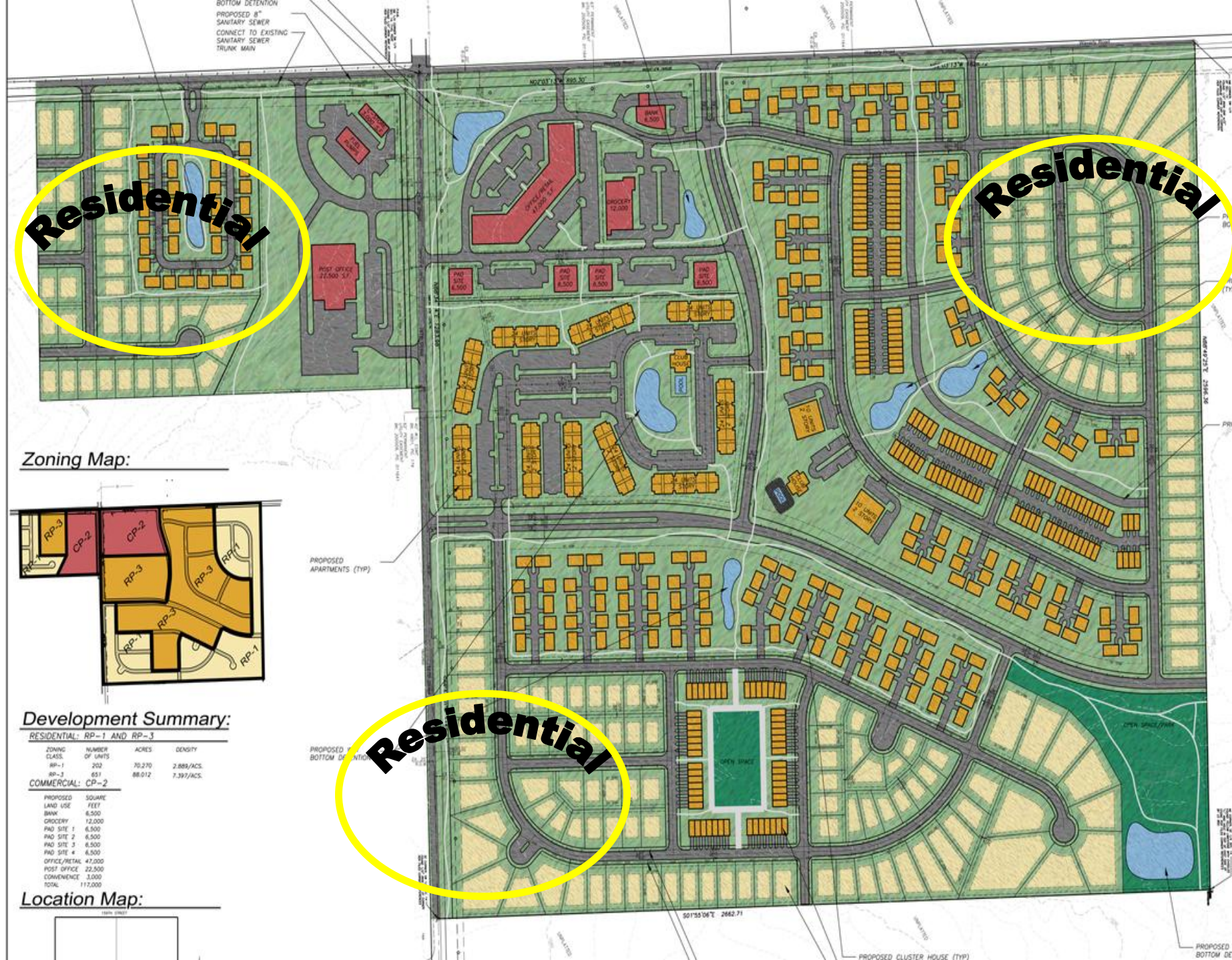
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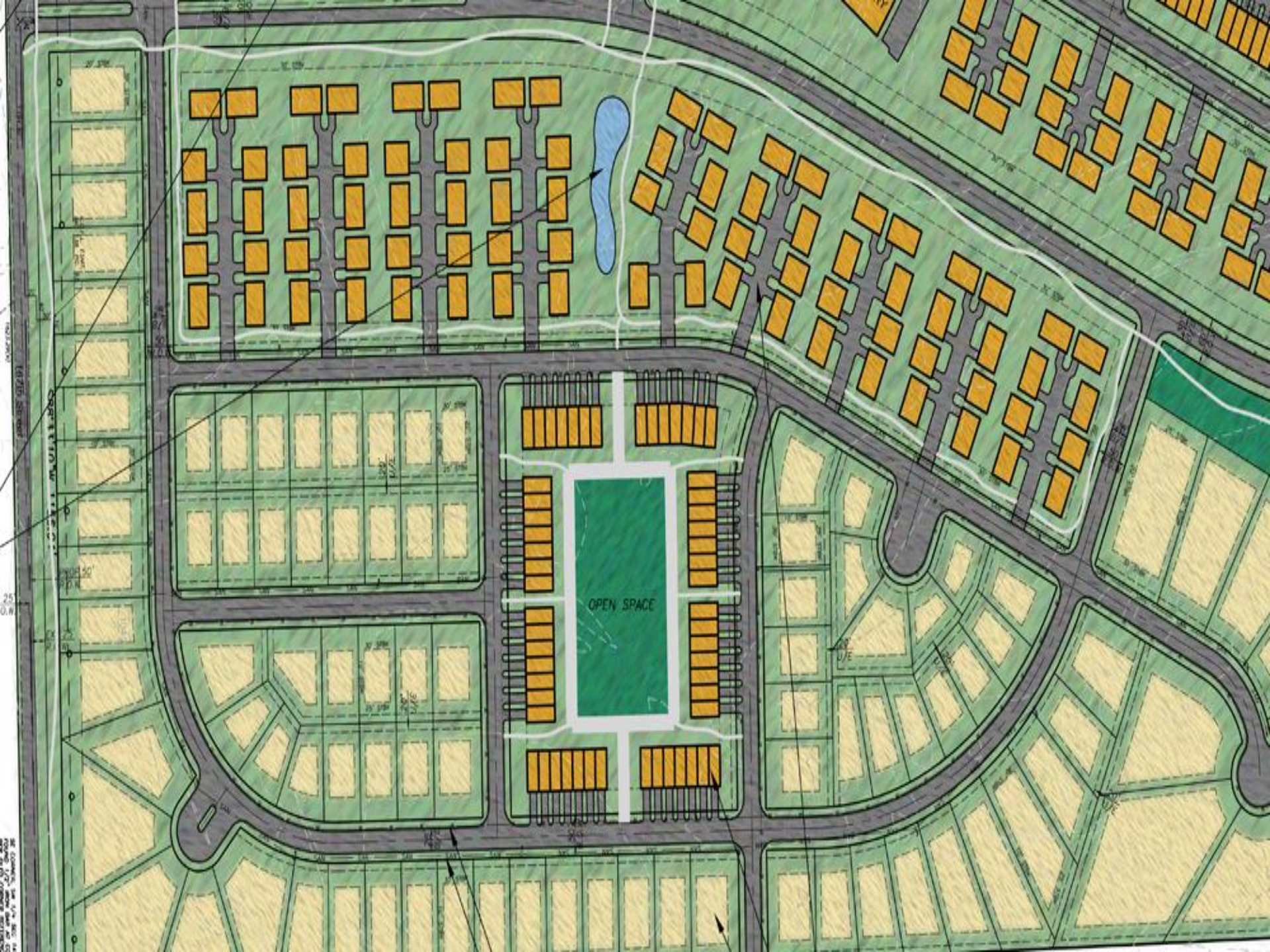
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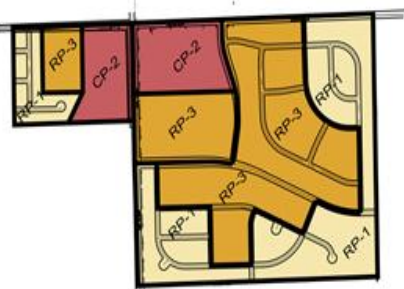
SINGLE FAMILY HOME 02/01/2006

Typical Town home Layout

- Current Gardner Town homes include front “Loaded” units
- Owner Occupied
- Very repetitive Architecture
- Options for alternative Approach
- Rear Loading add streets
- Verifying Elevation adds Cost

BOTTOM DETENTION
PROPOSED 8" SANITARY SEWER
CONNECT TO EXISTING
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PROPOSED WET BOTTOM DETENTION



Row House

Row House

PROPOSED CLUSTER HOUSE (TYP)

PROPOSED WET BOTTOM DETENTION



Row Houses

Alternatives A & B







New Concept of Single Family

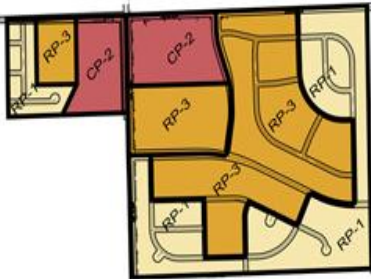
- Cluster Housing
- Individual Owner Occupied
- On an individual lot
- Common Drive
- Sideyard setbacks of 10 & 15'

Cluster House

Cluster House

Cluster House

Zoning Map:



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PROPOSED WET BOTTOM DETENTION

PROPOSED CLUSTER HOUSE (TYP)

PROPOSED WET BOTTOM DETENTION



ments, can be spiced up with trellises and decks.





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CLUSTER HOUSE 02/01/2006

Manor Houses

Alternatives A & B



Zoning Map:



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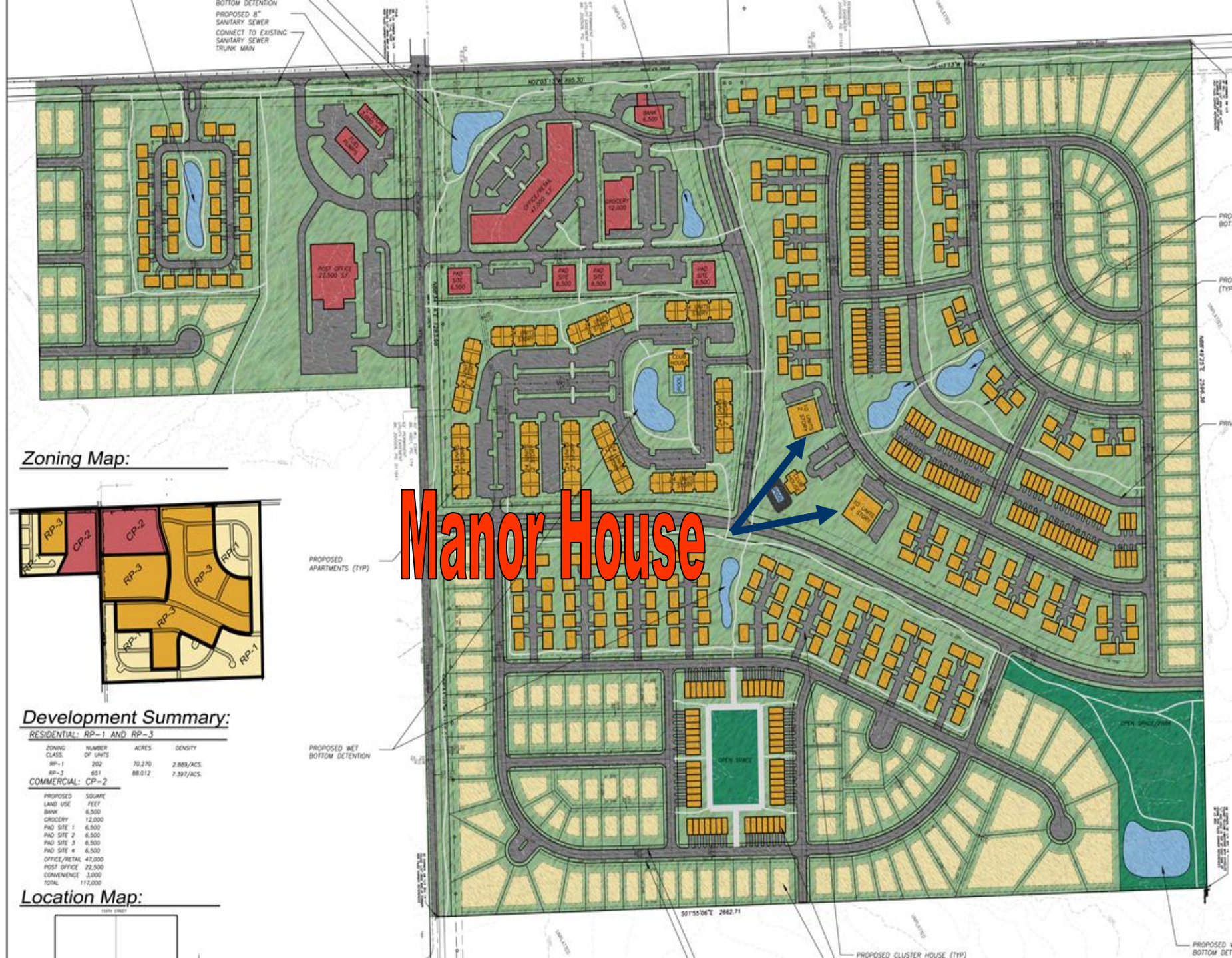
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Location Map:

Manor House







Gardner Apartments

Alternatives A & B





Zoning Map:



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Location Map:



68°34' 4"E 1283.98'

6,500

15' U/E

24 UNITS
2 STORY

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2 STORY

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2 STORY

24 UNITS
2 STORY

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2 STORY

24 UNITS
2 STORY

24 UNITS
2 STORY

24 UNITS
2 STORY

CLUB HOUSE

POOL

55' ACC U/E

40' ACC U/E

28' STBK

30' B/B
60' R.O.W.

26' B/B

100' ROW

25' STBK

2587.59'



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GARDEN APARTMENTS 02/01/2006

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6,500

15' U/E

24 UNITS
2 STORY

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CLUB HOUSE

POOL

55' ACC U/E

40' ACC U/E

28' STBK

30' B/B
60' R.O.W.

26' B/B

100' ROW

2587.59'

Landscape Approaches

Concept Plan





PROPOSED 8\"/>

PROPOSED BOTTOM DETENTION

PROPOSED (TYP)

PROPOSED 8\"/>

PRIVATE DRIVE

PROPOSED 8\"/>

PROPOSED WET BOTTOM DETENTION

PROPOSED CLUSTER HOUSE (TYP)

PROPOSED ROW HOUSE (TYP)

PROPOSED SINGLE FAMILY LOT (TYP)

PROPOSED 8\"/>

PROPOSED 8\"/>

501'55\"/>

OPEN SPACE

OPEN SPACE/PARK

GROCERY 12,000

OFFICE/RETAIL 41,000

POOL

TO LAKE & PARK

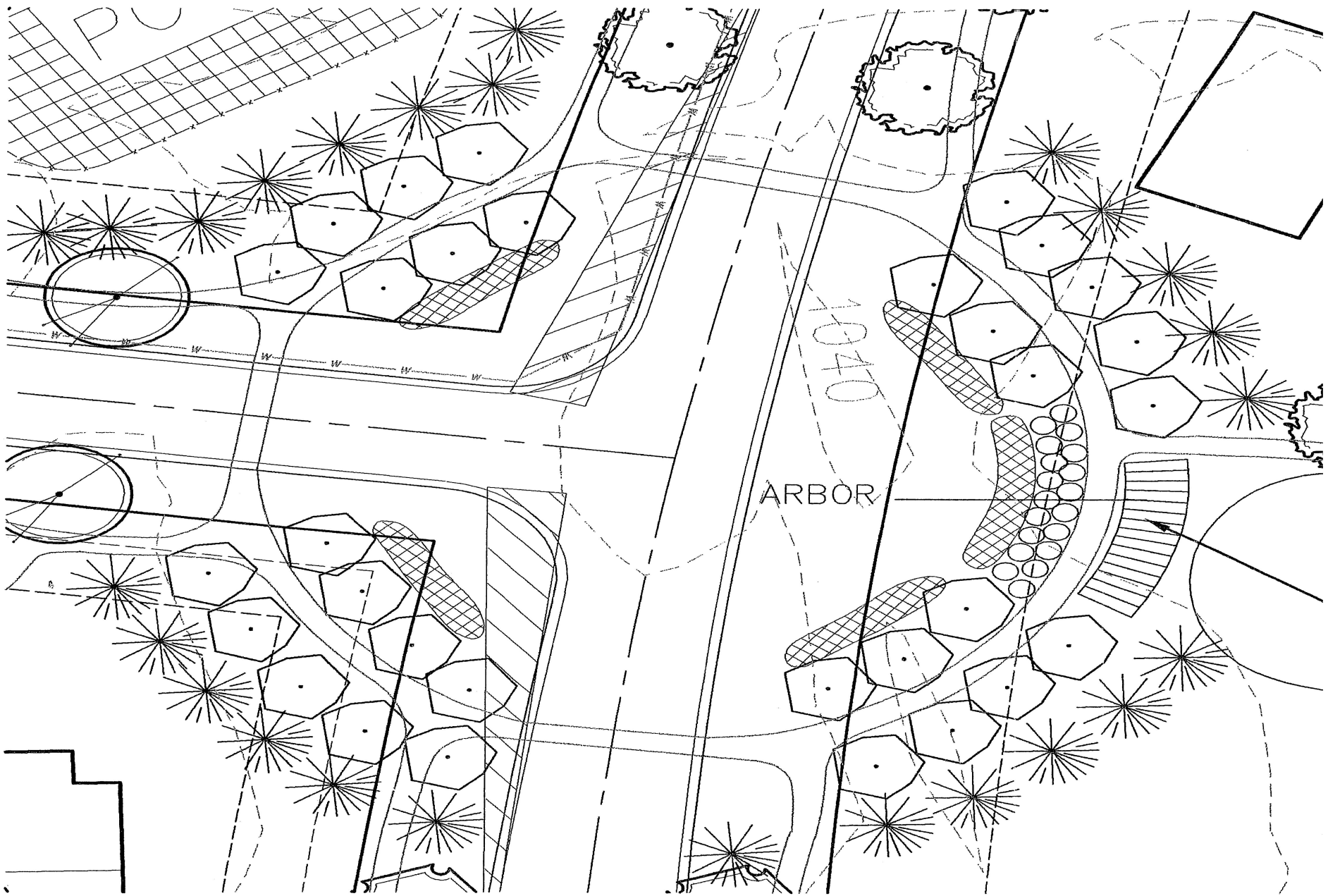
TO LAKE & PARK

PAD SITE 6,500

PAD SITE 6,500

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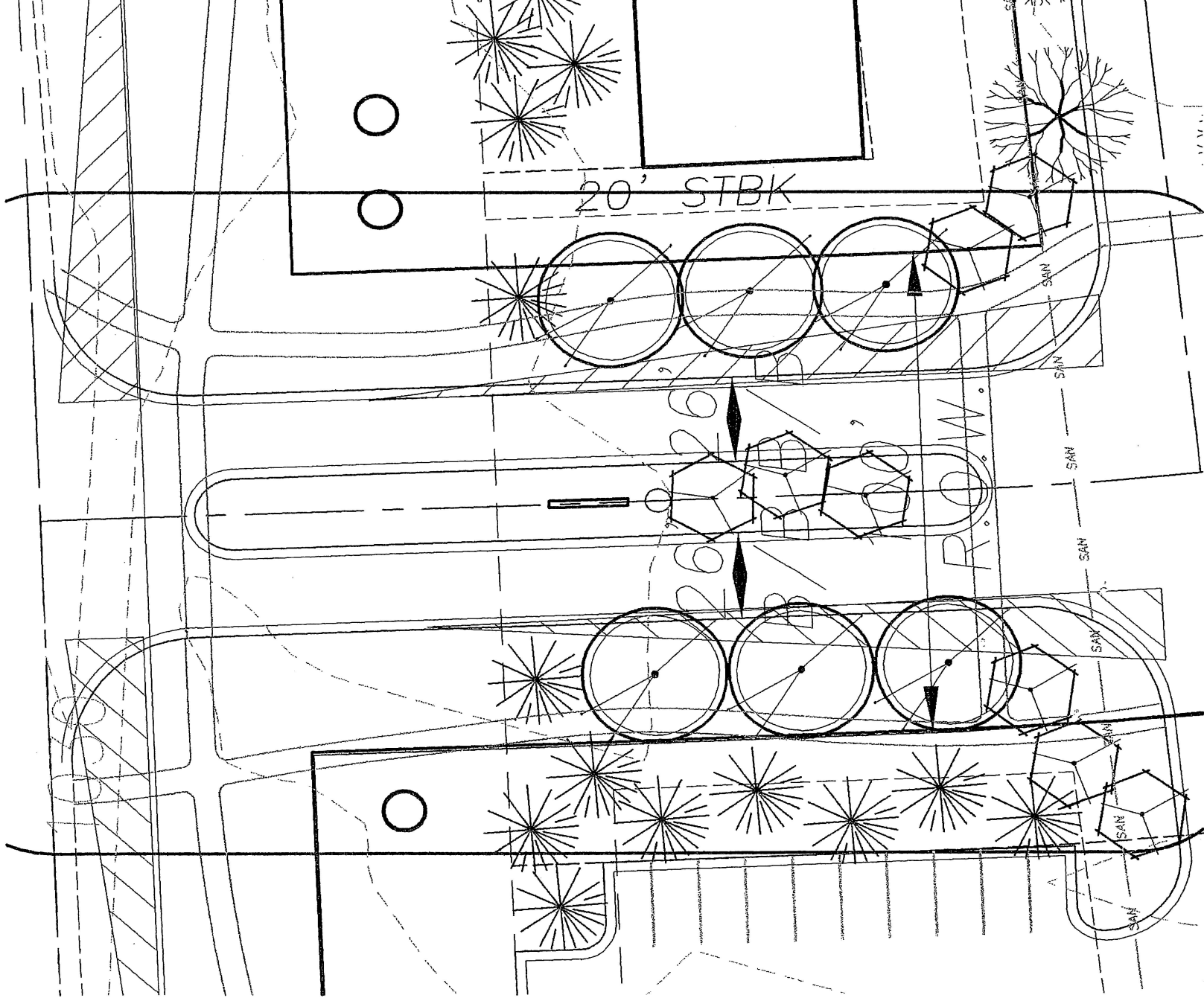
PAD SITE 6,500



1

PROJECT AMENITY / ARBOR

SCALE: 1" = 30'-0"



© WAVERLY LANDSCAPE ENTRY

Discussion

- Any Questions?